

#6



COMPLETED 01/09/07 ~~ST~~ DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 06DRB-01475 (P&F)

Project # 1002458

Project Name: BANK OF ALBUQUERQUE

Agent: SURVEYS SOUTHWEST

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - EASEMENT FOR ADA RAMP ON LOT 17 ✓ ok ✓
 - MAINT. & BENEF. of 22' & 24' ACCESS ✓
 EASEMENTS

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): _____

Project Number 1002458

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required. —OK**
 - Copy of recorded plat for Planning.**

~~X~~



COMPLETED 12/15/06
DRB CASE ACTION LOG (SITE PLAN B.P.)
 REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 06DRB-00906 (SBP) Project # 1002458
 Project Name BANK OF ALBUQUERQUE
 Agent: Claudio Vigil Architect Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA OK BJB

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
correct drawings to match plan
 AM

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

Project Number 1002458

#16



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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DRB Application No.: 06DRB-01475 (P&F)

Project # 1002458

Project Name: BANK OF ALBUQUERQUE

Agent: SURVEYS SOUTHWEST

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - EASEMENT FOR ADA RAMP ON LOT 17
- MAINT. & BENEF. of 22' & 24' ACCESS
- EASEMENTS
-
-

- UTILITIES: _____
-
-
-

- CITY ENGINEER / AMAFCA: _____
-
-
-

- PARKS / CIP: _____
-
-
-

- PLANNING (Last to sign): _____
-
-
-

- Planning must record the following:**
 - The original plat and
 - Tax certificate from
 - Recording fee (check)
 - Tax printout from title
 - 3 copies of the application
 - County Treasurer's signature with the County Clerk
 - Property Manager signature.
 - AGIS DXF File application
 - Copy of recorded plat

2 Blue Sheets

DATE: _____

Recording of the plat

Planning Department's

Project Number

1002458



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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DRB Application No.: **06DRB-00906 (SBP)**

Project # **1002458**

Project Name **BANK OF ALBUQUERQUE**

Agent: **Claudio Vigil Architect**

Phone No.: **842-1113**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
correct coverage to match plan

- Planning must record this plat. Please submit the following items:**
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 - Property Management's signature must be obtained prior to Planning Department's signature.**
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 - Copy of recorded plat for Planning.**

Project Number

1002458

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 18, 2006
DRB Comments**

ITEM # 6

PROJECT # 1002458

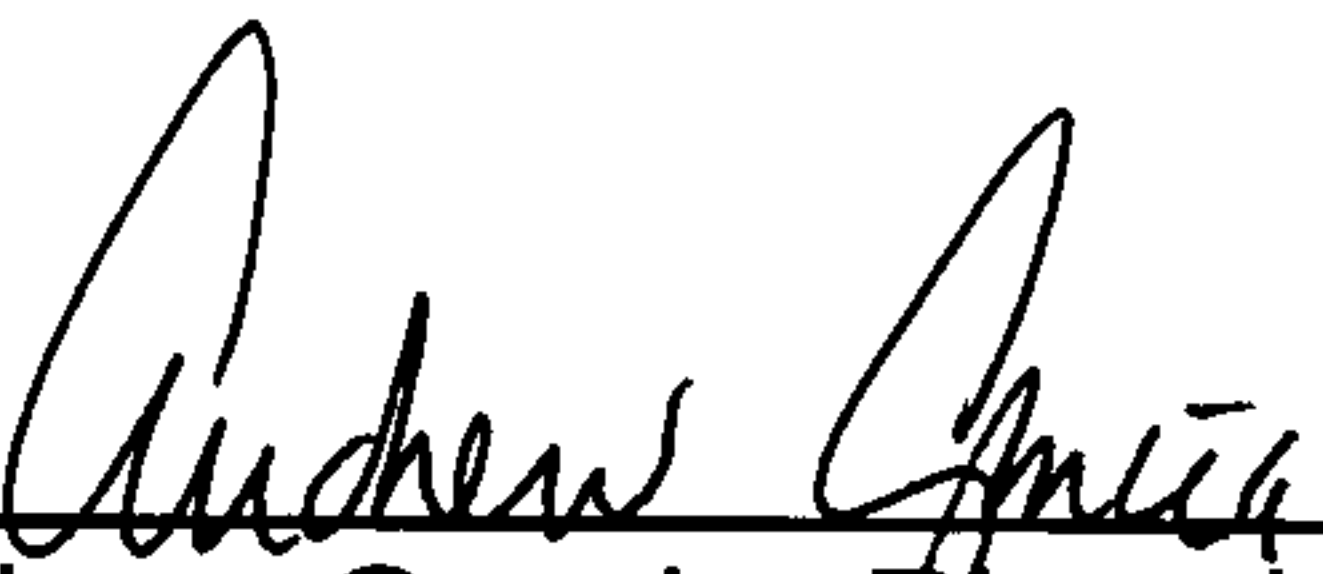
APPLICATION # 06-01475

RE: Lots 15 & 16, Block 9, Tract 2, N.A.A. Unit 3/p&f

Lot acreage on the plat (1.8198) do not match the acreage on the Site Development Plan (1.613).

The property is within 1000 feet of a landfill site.

Applicant may record the plat, provided that planning receives a copy of the recorded plat for our files.



Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 18, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 11:45 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005160**
06DRB-01372 Major-Vacation of Pub
Right-of-Way
06DRB-01373 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION** & Tract(s) 241 **M.R.G.C.D. MAP 38**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE SEWER EASEMENTS ACROSS LOT 2-A FOR**

THE BENEFIT OF TRACT 247 AND TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT HOLLYWOOD AND 15-FOOT RADIUS AT THE ALLEY.

2. Project # 1004739

06DRB-01382 Major-Amnd Prelim Plat Approval
06DRB-01383 Minor-Subd Design (DPM) Variance
06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **THE TRAILS, UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] (C-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE ZONING SHALL BE SU-2/UR AND IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. Project # 1004428

06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/1/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

4. **Project # 1004075**
06DRB-01424 Minor-Level B – Sector
Development Plan – Phase
One/Conceptual Plan Review

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for numerous Lot(s) and Tract(s), Conceptual Plan review & comment, **MESA DEL SOL**, zoned SU-1 for Planned Community, located east of Broadway SE and south of Picaros Rd SE, containing approximately 3,080 acre(s). (Q-16 & 17, R-14 thru R-17, S-14 thru S-17, T-19 & U-13) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE LEVEL B, CONCEPTUAL SECTOR DEVELOPMENT PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION WITH COMMENTS AS LISTED IN THE LETTER OF ADVICE.**

5. **Project # 1004872**
06DRB-01491 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). **[Catalina Lehner, EPC Case Planner] [Deferred from 10/18/06] (R-16) DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

6. ~~cProject # 1002458~~ ➔
06DRB-00906 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] **[Catalina Lehner, EPC Case Planner] [Was Indefinitely deferred 6/28/06] (C-19) THE SITE PLAN FOR BUILDING PERMIT WAS**

APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND CORRECT ACREAGE TO MATCH PLAT.

06DRB-01475 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BANK OF OKLAHOMA, DAVID JAMES request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2 Mixed Use, located on CARMEL AVE NE, between WYOMING BLVD NE and HOLLY AVE NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/18/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL SIGN OFF WAS DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT FOR ADA RAMP ON LOT 17 AND MAINTENANCE AND BENEFICIARY OF 22-FOOT AND 24-FOOT ACCESS EASEMENTS.**

7. **Project # 1001049**
06DRB-01488 Minor-SiteDev Plan Subd.

CONSENSUS PLANNING agent(s) for HORIZON ROSE INTERESTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, LANDS OF IHS ACQUISITION # 120 (to be known as **HORIZON, PHASE II**) zoned SU-2 hospital & medical, located on ALAMEDA BLVD NE, between BALLOON MUSEUM DR NE and EDITH NE containing approximately 6 acre(s). [*Indef deferred from 10/18/06*] (C-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. **Project # 1005085**
06DRB-01489 Minor-Prelim&Final Plat Approval
06DRB-01490 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for JOHN JACKSON request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION**, zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW,

between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). [REF: 06DRB-01192] (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED WITH CONDITION: THE WAIVER WILL NOT APPLY TO ANY FUTURE PUBLIC OR S.A.D./P.I.D. PROJECTS.**

9. **Project # 1003759**
05DRB-00294 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] *[Was Indef Deferred on 2/23/05 & Indef deferred 10/19/05 for SIA & License Agreement]*(G-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE, EASEMENTS GRANTED TO CITY OF ALBUQUERQUE AND CORRECT CALL OUT OF ROAD EASEMENT.**

10. **Project # 1000131**
06DRB-01492 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for TRENIDAD ENTERPRISES, request(s) the above action(s) for all or a portion of Lot(s) 6A, **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned C-2, located on SAN JOSE AVE SE, between WHEELER AVE SE and WESMECO DR SE containing approximately 3 acre(s). (M-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD THE PLAT.**

11. **Project # 1002632**
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, SUNDANCE ESTATES, UNIT 1 (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] [*Deferred from 10/11/06 & 10/18/06*] (B-11) **DEFERRED AT THE BOARD'S REQUEST TO 10/25/06.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

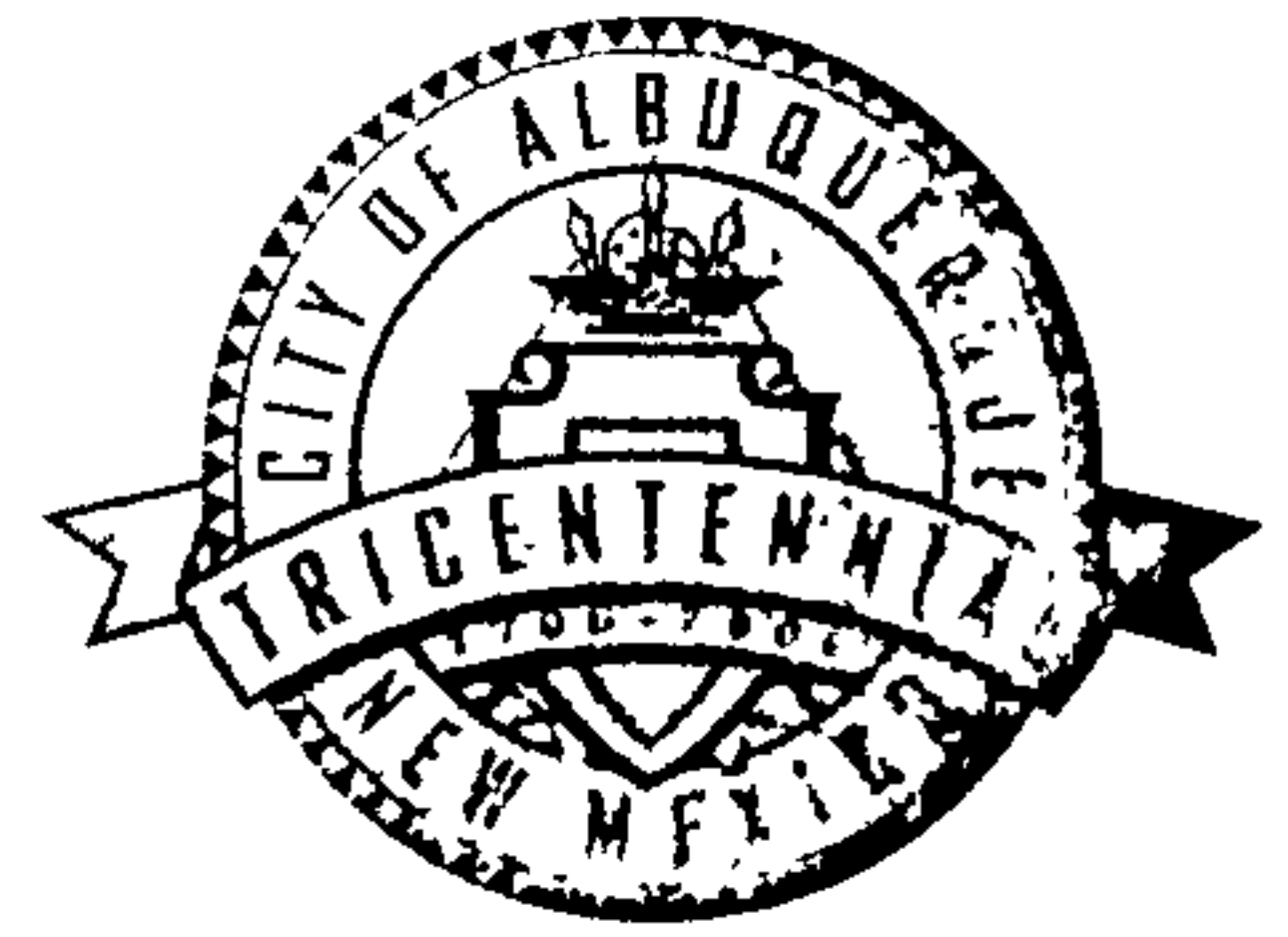
12. **Project # 1005210**
06DRB-01493 Minor-Sketch Plat or Plan

BILL BAILEY & MARK HARENBERG agent(s) for WERNER GILCHRIST HOUSE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-4 & 6 feet of Lot(s) 5, Block(s) 10, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2 special neighborhood zone, located on CORNELL DR SE, between SILVER AVE SE and LEAD AVE SE containing approximately 32 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for October 11, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 11, 2006 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002458

AGENDA ITEM NO: 6

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for BP

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments on Preliminary Plat or Site Plan for Building Permit.
An approved SIA with Financial Guarantee(s) is required prior to site plan sign off by the City Engineer.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 18, 2006




INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: October 16, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Claudio Vigil Architects

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1002458, North Albuquerque Acres, Unit 3 (to be Known as Bank of Albuquerque), Lots 15 & 16, Block 9, Tract 2, Located on Carmel Ave. NE between Wyoming Blvd. NE and Holly Ave. NE (06DRB-00906 Minor-SiteDev Plan BldPermit/EPC, 06DRB-01475 Minor-Prelim&Final Plat Approval).

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (North Domingo Baca Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

Handwritten mark resembling '10' with a diagonal slash through it.

2458

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

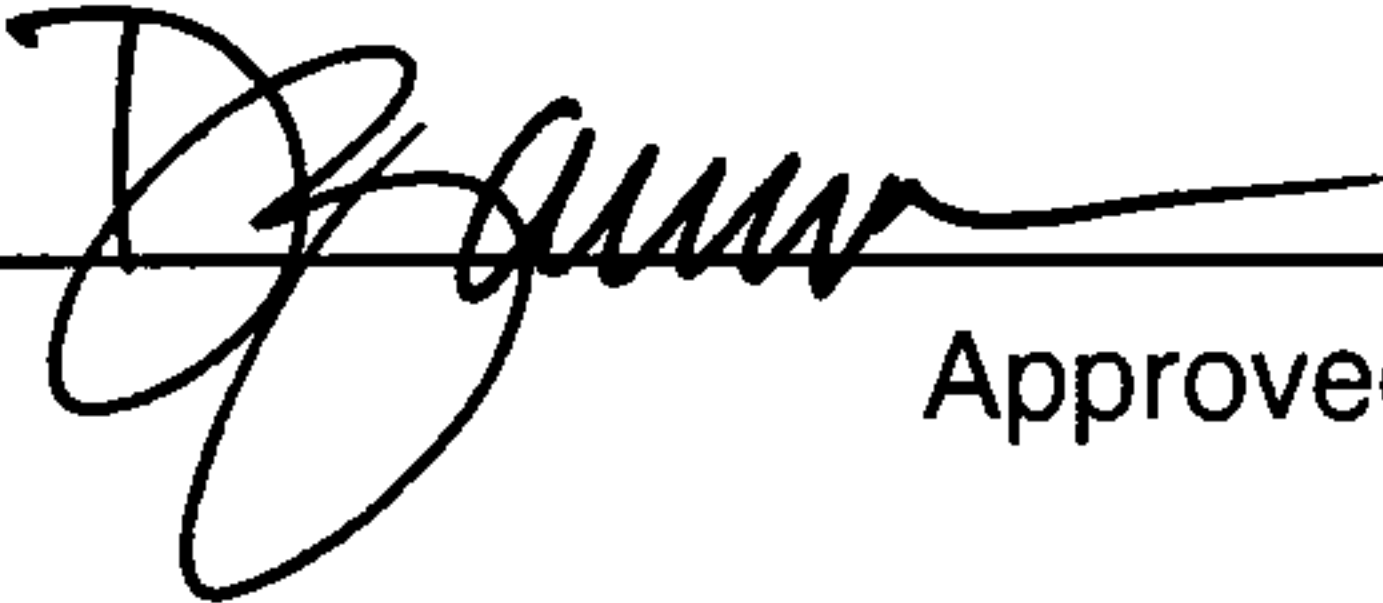
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:



Approved

10.10.2006

Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **2458** to agiscov on **10/10/2006** Contact person notified on **10/10/2006**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 28, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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- A. Call to Order: 9:00 A.M. Adjourned: 11:13 A.M.
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- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1004803**
06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, **TOWN OF ATRISCO GRANT**, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1003684**
06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/28/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: THE ROADWAY EASEMENTS ALONG THE SOUTH HALF OF MCMAHON BLVD NW SHALL BE IN PLACE PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT WAS APPROVED AFTER 10-31-06 THE SUBDIVISION MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING RE-DEVELOPMENT FACILITY FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER (06DRB-00782) WAS WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] [*Deferred from 6/21/06 & 6/28/06*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/12/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

4. **Project # 1002458**
06DRB-00906 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] [**Catalina Lehner, EPC Case Planner**] (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

5. **Project # 1004624**
06DRB-00872 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for HUNT UPTOWN III LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, SAINT PIUS X (to be known as **UPTOWN VILLAGE APARTMENTS**) zoned SU-2 FOR R-2 AND O-1, located on INDIAN SCHOOL RD NE, between ESPANOLA NE and UPTOWN LOOP RD NE containing approximately 7 acre(s). [REF: 06EPC00023] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/21/06*] (H-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENCROACHMENT AGREEMENT, 3 COPIES OF THE SITE PLAN, HOT TUB ADJUSTMENTS AND LANDSCAPE PLAN (NO TREES IN EASEMENTS) AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND ADA RAMPS.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project # 1004977**
06DRB-00898 Minor-Vacation of Private Easements
06DRB-00899 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B, **AIRPORT TECHNICAL CENTER**, zoned M-2, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and I-25 containing approximately 11 acre(s). [SP-88-43]

(N-15) THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

7. **Project # 1002134**
06DRB-00883 Minor-Prelim&Final Plat Approval

JENNIFER SMITH agent(s) for BOLTON, BUSH, DOLAN AND WILSON LLC request(s) the above action(s) for all or a portion of Tract(s) 13 & 14, **LOS LOMITAS BUSINESS PARK**, zoned SU-1 for IP, located on LAS LOMITAS NE, between EL PUEBLO NE and OSUNA NE containing approximately 2 acre(s). (D-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ORIGINAL COPY OF SITE PLAN SIGNATURE AND TO RECORD THE PLAT.**

8. **Project # 1004980**
06DRB-00905 Minor-Prelim&Final Plat Approval

MARYELLEN HENNESSY request(s) the above action(s) for all or a portion of Lot(s) C, **WITH ADDITION**, zoned S-MRN, located on MOUNTAIN RD NW, between 8TH ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 4-FOOT ALLEY DEDICATION AND CROSS ACCESS EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

9. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893]

[Indef Deferred from 6/28/06] (K-9/K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 10. Project # 1004979**
06DRB-00904 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of LOTS 5, 6, 7, 9-A & the south 1/2 of the vacated alley, Block(s) 1, **LUNA PLACE ADDITION**, zoned SU-2 - HDA special neighborhood zone, located on TIJERAS AVE NW, between 9TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 11. Project # 1004829**
06DRB-00900 Minor-Prelim&Final Plat
Approval

PLAZA SURVEYS LLC agent(s) for JOHN & JEAN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFF SUBDIVISION**, zoned R-1, located on POPO DR NW, between CLIFF RD NW and MAUNA LOA DR NW containing approximately 1 acre(s). [REF: 06DRB-00486] (E-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

- 12. Project # 1004978**
06DRB-00901 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY agent(s) for FRANK & KAREN CREAMER, ISMAEL CREAMER AND TONY & FELICA MALDONADO, request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF CHARLES GRANDE**, zoned R-1, located on SAN LORENZO NW, between GRANDE DR NW and the GRIEGOS LATERAL containing approximately 1 acre(s). [REF: ZA-84-243] (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-**

**WAY DEDICATION ALONG LORENZO AVE NW AND
PLANNING FOR AGIS DXF FILE AND TO RECORD THE
PLAT.**

- 13. Project # 1001164**
06DRB-00219 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06, Indef deferred on 3/15/06*] (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS, DEFINE EASEMENTS AND PLANNING TO RECORD THE PLAT.**

- 14. Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). [*Deferred from 5/31/06 & 6/7/06 & 6/28/06*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

- 15. Project # 1003684**
06DRB-00897 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for Tract(s) P, Q & R, **SALTILLO UNIT 1**, Lot(s) 1 thru 3, Block(s) 7, Lot(s) 1 thru 8 and 14 thru 20, Block(s)8, Lot(s) 1 thru 10 and 13 thru 22, Block(s) 9, Lot(s) 1 thru 9 and 18 thru 25, Block(s) 10, Lot(s) 1 thru 10 and 16 thru 24, Block(s) 11, Lot(s) 1 thru 16 and 19 thru

27, Block(s) 12 and Lot(s) 1 thru 22, Block(s) 13, PARADISE HEIGHTS, UNIT 5 (to be known as **ANASAZI RIDGE, UNIT 1**) zoned R-1, located on Westside Blvd NW between Universe NW and Kayenta NW, containing approximately 41 acre(s) (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1004972**
06DRB-00879 Minor-Sketch Plat or Plan

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Block(s) 27, **COUNTRY CLUB ADDITION, UNIT 1**, zoned R-1, located on SIGMA CHI RD NE, between ENCINO NE and UNIVERSITY BLVD NE. (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004981**
06DRB-00907 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for DAVID HOUCK request(s) the above action(s) for all or a portion of Lot(s) 3A, Block(s) 1, **FALE ADDITION**, zoned R-2, located on WENONAH AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 2 acre(s). [REF: Z-85-89] (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for June 14 and June 21, 2006. **THE DRB MINUTES FOR 6/14/06 AND 6/21/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:13 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002458

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED *indef* X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 28, 2006

P.O. Box 1293

Albuquerque


New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

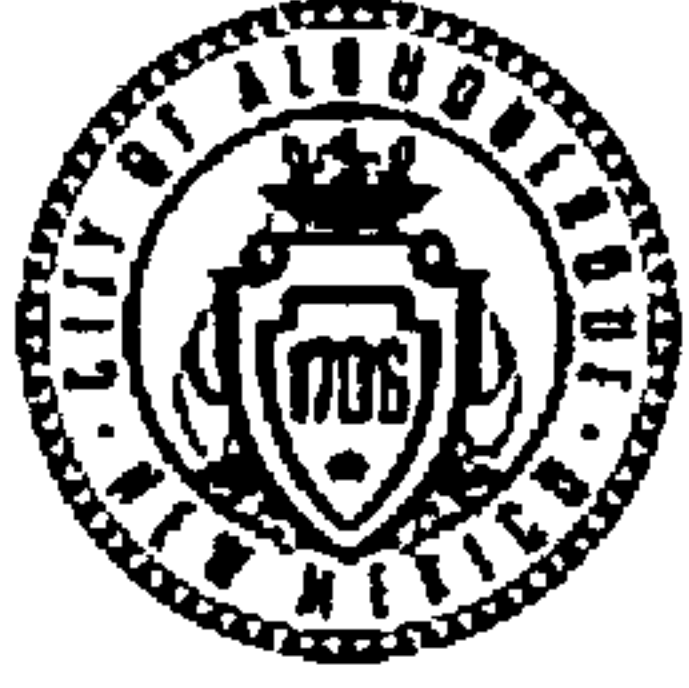
#4

DATE: June 23, 2006
TO: Sheran Matson, DRB Chair
FROM: Catalina Lehner, Planner 
RE: Project #1002458, Bank of Albuquerque

On May 18th, 2006, the EPC approved, with conditions, a Site Development Plan for Building Permit for Lot 15 & 16, Tract 2, North Albuquerque Acres. Staff met with the applicant's agent, Louise Hollesen of Claudio Vigil Architects, on June 19th, 2006 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit satisfactorily meets EPC Conditions 1-7 as elaborated in the Official Notification of Decision. My understanding is that Condition #8 will be taken care of through the DRC process and that the applicant is working on a survey to fulfill Condition #9, so these conditions have also been met. As is standard procedure, the Transportation representative at the DRB hearing will check for compliance with Condition #10.

If you have any questions regarding this case, please call me at 924-3935.



"James P. Joseph"
<jjoseph@intera.com>
06/23/2006 04:40 PM

To <SMatson@cabq.gov>
cc <Rmethvin@cabq.gov>, "David L. Jordan"
<djordan@intera.com>, "Amy Andrews"
<aandrews@intera.com>

bcc

Subject FW: DRB agenda for 6/28/06

There is one project on the DRB agenda for June 28, 2006 that is within a landfill buffer zone:

4. Project # 1002458

06DRB-00906 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] [**Catalina Lehner, EPC Case Planner**] (C-19)

This project is within the landfill buffer zone of the North Domingo Baca Landfill, and was previously notified of the Interim Guideline Requirements in a memo dated April 14, 2006.

Jim Joseph
Engineer
INTERA, Inc.
6000 Uptown Blvd., Suite 100
Albuquerque, NM 87110
Phone: (505) 246-1660 x1209
Fax: (505) 246-2600

1002458

No. of Lots;
Nearest Major Streets

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

Bank of Albuquerque - Wyoming & Carmel

CPN 796481

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12th day of December, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Bank of Albuquerque, NA ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] National Banking Association whose address is PO Box 2300, Tulsa, OK 74192 whose telephone number is (918) 619-1286, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

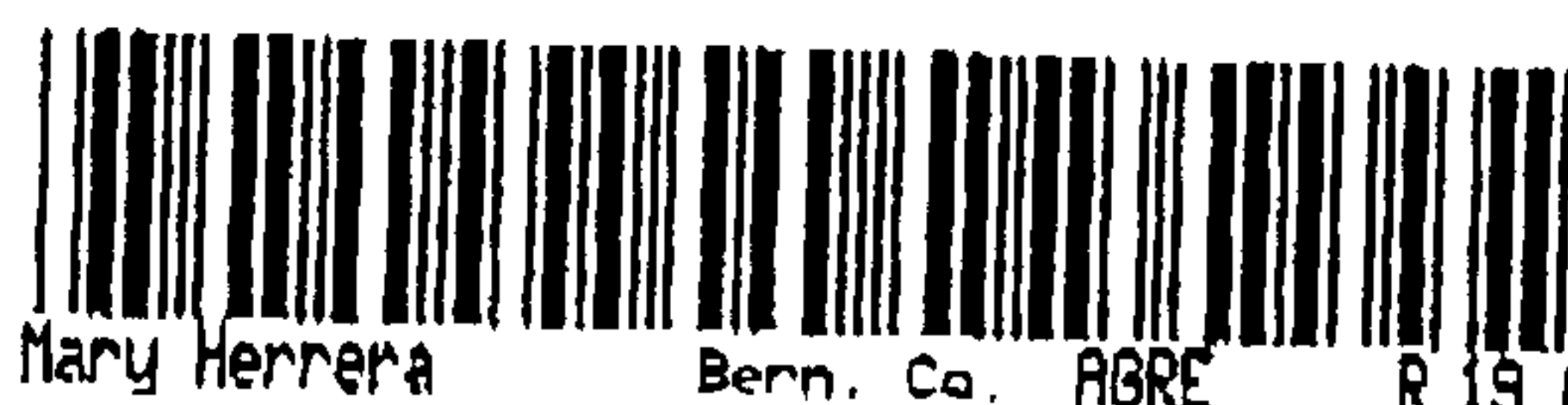
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 15 and 16, Block 9, Tract 2, Unit 3, North Albuquerque Acres, recorded on 9/10/1931 in the records of the Bernalillo County Clerk at Book D1, pages 20 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Bank of Albuquerque, NA ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as BANK OF ALBUQUERQUE - WYOMING & CARMEL describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th of November 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 796481.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



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6574272
Page: 1 of 6
12/12/2006 03:04P
Bk-A128 Pg-6200

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 6/20/06
 Date Site Plan Approved: 10/28/06
 Date Preliminary Plat Approved: NA
 Date Preliminary Plat Expires: NA
 DRB Project No.: 1002458
 DRB Application No.: 06 DRB-00906

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

BANK OF ALBUQUERQUE

PROPOSED NAME OF ~~PROJECT~~ SITE DEVELOPMENT PLAN For B.P.

LOTS 15 & 16, BLOCK 9, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ORIGINAL

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		12'	DECEL LANE W/ STANDARD WYOMING CURB & GUTTER	CARMEL		SOUTH R OF LOT 16	1	1	1
		6'	RELOCATION OF SIDEWALK INCL. ADA RAMPS AS REQ'D.	WYOMING	CARMEL	SOUTH R OF LOT 16	1	1	1
		12' MIN.	REMOVE & REPLACE ASPHALT W/ STANDARD CURB & GUTTER.	CARMEL	WEST PL OF LOT 15	WYOMING	1	1	1
		6'	SIDEWALK INCL. ADA RAMPS AS REQUIRED	CARMEL	WEST R OF LOT 15	WYOMING	1	1	1
		-	MEDIAN MODIFICATION @ SITE ENTRANCE	CARMEL	WEST PL OF LOT 15	± 50' EAST	1	1	1
		-	PAVEMENT TAPERS AS REQ'D PER DRC INCL. WIDENING @ CARMEL/WYOMING				1	1	1
		-	1 PUBLIC FIRE HYDRANT	CARMEL	EAST OF SITE ENTRANCE		1	1	1
		6"	SANITARY SEWER LINE		± 150' EAST OF W. PL OF LOT 15		1	1	1
		1"	WATER SERVICE		± 150' EAST OF WEST R OF LOT 15		1	1	1

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 SIGNAGE AS REQUIRED PER DRC.
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>LOUISE HOLLESEN</u> NAME (print)	<u>[Signature]</u> 10/18/06 DRB CHAIR - date	<u>Christina Sandoval</u> 10/18/06 PARKS & RECREATION - date
<u>CLAUDIO VIGIL ARCHITECTS</u> FIRM	<u>[Signature]</u> 10-18-06 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
<u>[Signature]</u> 10/20/06 SIGNATURE - date	<u>[Signature]</u> 10/18/06 UTILITY DEVELOPMENT - date	_____ - date
	<u>Bradley L. Binham</u> 10/18/06 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

6

2 Parts --
SOP was July
referred



Pass 1002458

October 2, 2006

DRB Chair
City of Albuquerque
Development Review Board
600 2nd Street, N.W.
Albuquerque, NM 87103

**RE: Lots 15 & 16, Tract 2, North Albuquerque Acres
EPC Conditions Compliance Statement
Bank of Albuquerque at Wyoming Boulevard, N.E. and Carmel Avenue, N.E.**

Dear DRB Chair and members of the Development Review Board,

This letter details all of the changes made to the site plan for the above-mentioned project since the Environmental Planning Commission (EPC) hearing on May 18th, including all modifications made to meet the EPC's Conditions of Approval. All changes made to the site since the EPC hearing on May 18th have been made in order to satisfy the EPC's conditions of approval, and have been reviewed by DRB staff.

EPC Condition No. 1:

The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

EPC Condition No. 2:

Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed.

Subsequent Actions:

1. ***We are submitting this letter in accordance with Condition No. 1.***
2. ***All site modifications occurring after the EPC Hearing on May 18th have been authorized by and reviewed with our assigned EPC plan reviewer, Catalina Lehner and DRB engineer Wilfred Gallegos.***

OKLAHOMA CITY:
FIRST NATIONAL CENTER
120 NORTH ROBINSON
SUITE 2800
OKLAHOMA CITY, OK 73102
P: 405.232.7007
F: 405.232.7029

TULSA:
THE MAYO HOTEL
121 WEST FIFTH
TULSA, OK 74101
P: 918.583.5300
F: 918.585.1967



EPC Condition No. 3:

The following proposed conditions are intended to address the La Cueva Sector Development Plan Design Regulations that the request does not fully meet:

- a. 3R-2: Pedestrian Circulation. Crosswalks of textured, colored concrete shall be provided across the Wyoming entrance and the Carmel entrance.
- b. 13R-9: Signage. The logo on the monument sign shall not exceed 2 feet on all sides.
- c. 14R-2: Lighting. A note shall be added to the site plan to ensure that all outdoor light fixtures will have automatic timers.
- d. 14R-6: Lighting. The lighting detail depicting 20 foot commercial light poles shall be removed.
- e. 15R-1: Loading dock, trash collection and similar facilities. The refuse enclosure shall be constructed as shown on the plans.

Subsequent Actions:

3. *Crosswalks of textured and colored concrete have been introduced at the driveways at Wyoming Boulevard and Carmel Avenue, as indicated in Detail No. 1, Sheet A101, per Condition No. 3, Item a.*
4. *The logo signage on the monument sign has been reduced to 2 ft. x 2 ft., as indicated in Detail No. 5, Sheet A401, per Condition No. 3, Item b.*
5. *Automatic timers will be installed to control all outdoor lighting fixtures, including parking lights, as indicated in Detail No. 1, Sheet A101, per Condition No. 3, Item c.*
6. *Parking light standards will be used with a maximum height of 16 feet, as indicated in Detail No. 5, Sheet A101, per Condition No. 3, Item d.*
7. *No action is required to satisfy Condition No. 3, Item e.*

EPC Condition No. 4:

The following proposed condition is intended to address the La Cueva Sector Development Plan Design Regulation that the request does not meet: 3R-3: Pedestrian Circulation, which states that "In parking lots, raised pathways must be provided through parking areas." A designated walkway shall be provided from the western parking spaces across the parking area and toward the building entrance.

Subsequent Actions:

8. *If required, a designated walkway will be provided from the western parking area and southern parking area across the parking lot toward the building entrance, per City standards. Reference Detail No. 1, Sheet A101, per Condition No. 4.*

EPC Condition No. 5:

A motorcycle parking space shall be added in a conspicuous and well-lit location.

Subsequent Actions:

9. *A single motorcycle parking stall has been added to the parking area adjacent to the building, as indicated on Detail No. 1, Sheet A101, per Condition No. 5.*

OKLAHOMA CITY:
FIRST NATIONAL CENTER
120 NORTH ROBINSON
SUITE 2800
OKLAHOMA CITY, OK 73102
P: 405.232.7007
F: 405.232.7029

TULSA:
THE MAYO HOTEL
121 WEST FIFTH
TULSA, OK 74101
P: 918.583.5300
F: 918.585.1967



EPC Condition No. 6:

The refuse enclosure must comply with all applicable Solid Waste Management Division (SWMD) regulations.

Subsequent Actions:

10. *The refuse enclosure is designed per applicable SWMD regulations, as indicated in Detail No. 2, Sheet A101, per Condition No. 6.*

EPC Condition No. 7:

The following substitutions shall be made to the Landscape Plan:

- a. Ash shall be replaced with Purple Robe Locust.
- b. Flowering Pear shall be replaced with Little Leaf Linden.
- c. Austrian Pine shall be replaced with Afghan Pine.
- d. Buffalo Juniper shall be replaced with Yellow Rockrose.

Subsequent Actions:

11. *All proposed Ash has been replaced with Purple Robe Locust, as indicated on Sheet L101, per Condition No. 8, Item a.*
12. *All proposed Flowering Pear has been replaced with Little Leaf Linden, as indicated on Sheet L101, per Condition No. 8, Item b.*
13. *All proposed Austrian Pine has been replaced with Afghan Pine, as indicated on Sheet L101, per Condition No. 8, Item c.*
14. *All proposed Buffalo Juniper has been replaced with Yellow Rockrose, as indicated on Sheet L101, per Condition No. 8, Item d.*

EPC Condition No. 8:

The subject site shall be re-platted and consolidated into one lot.

Subsequent Actions:

15. *The subject site is in the progress of being re-platted and consolidated into one lot. Surveys Southwest will be submitting the final plat for approval through the DRB process. Reference Detail No. 1, Sheet A101, per Condition No. 9*

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EPC Condition No. 9:

RECOMMENDED CONDITION FROM THE ENVIRONMENTAL HEALTH DEPARTMENT,
ENVIRONMENTAL SERVICES DIVISION:

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former private owned/operated landfill (North Domingo Baca Landfill). The developers of this site are required to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones. A review and approval of the site plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division (ESD).

Subsequent Actions:

16. *The Developer is following the most current version of the City of Albuquerque Interim Guidelines for Development with City Designated Landfill Buffer Zones, and has taken the following steps, per Condition No. 10.*
17. *The Developer has retained Terracon Consultants, Inc. to provide a landfill gas survey of the subject site; and the survey is progressing currently.*
18. *Based upon the results of the survey, the Developer will take the recommended steps necessary to mitigate existing gases or take precautionary measures as advised by the engineer.*
19. *The Developer will submit the site plan and proposed construction drawings to the Environmental Health Department (EHD) and Environmental Services Division (ESD) for review, approval and certification of construction.*
20. *The re-plat will be modified accordingly, based on the results of the landfill gas survey, as per the City of Albuquerque Interim Guidelines for Development with City Designated Landfill Buffer Zones.*

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THE MAYO HOTEL
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TULSA, OK 74101
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EPC Condition No. 10:

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Proposed Wyoming site drive to be located on property line (i.e. shared access) for the benefit of this development and adjacent property owners (will be only right turn access between Carmel and Holly).
- d. Provide right turn deceleration lane at proposed Wyoming site drive.
- e. Carmel median will need to be modified, per queuing analysis, at site drive or per Traffic Engineer.
- f. Provide cross access to adjacent property owners to the south for the purpose of accessing the traffic signal at Carmel and Wyoming. See recommendations in previously approved Traffic Impact Studies for other proposed developments.
- g. Provide one lane only for exiting traffic from bank drive-thru windows to 30' drive aisle.
- h. Site plan shall comply and be designed per DPM Standards.
- i. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Wyoming Boulevard a principal arterial as designated on the Long Range Roadway System map.

Subsequent Actions:

21. **Condition No. 11, Item a. will be met by default.**
22. **The Developer has retained D. Mark Goodwin & Associates to design permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision and submit them through the DRC process. These improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for, a right turn deceleration lane at Wyoming Boulevard, and a median cut at Carmel Avenue. All public infrastructures constructed within public right-of-way or public easements shall be to City Standards, and when applicable as per queuing analysis, at site drive or per Traffic Engineer, as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Items b, d and e.**
23. **The Developer has located the proposed access driveway at Wyoming Boulevard adjacent to the property line to enable shared access to Wyoming Boulevard for the benefit of this development and adjacent property owners, as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Item c.**
24. **The Developer will provide cross access to adjacent property owners to the south for the purpose of accessing the traffic signal at Carmel and Wyoming, as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Item f.**
25. **The site plan has been modified so that one lane only is provided for exiting traffic from the bank drive-thru window to the 30' drive aisle, as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Item g.**
26. **The site plan has been revised to comply with DPM Standards, per Condition No. 11, Item h.**
27. **A minimum 78 feet of right-of-way from the centerline of Wyoming Boulevard has been dedicated as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Item i.**

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121 WEST FIFTH
TULSA, OK 74101
P: 918.583.5300
F: 918.585.1967



Thank you for your consideration. Please feel free to contact us in our Oklahoma City office if any additional information is required.

Respectfully,

Jason Ridings
Project Manager, Agent

JR/ijr

OKLAHOMA CITY:
FIRST NATIONAL CENTER
120 NORTH ROBINSON
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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRELIM/FINAL

P

L

D

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: DAVID JAMES BANK OF OKLAHOMA PHONE: 918-619-1286
 ADDRESS: P.O. BOX 2300, BTC 3 SOUTH FAX: _____
 CITY: TULSA STATE OK ZIP 74192 E-MAIL: _____
 Proprietary interest in site: S OWNER List all owners: _____
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLYD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: COMBINE TWO EXISTING LOTS INTO ONE NEW LOT GRANT PUBLIC ACCESS EASEMENTS & DEDICATE ADDITIONAL STREET R.O.W AS SHOWN.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOTS 15 & 16 Block: 9 Unit: 3 TRACT 2
 Subdiv. / Addn. NORTH ALBU. ACRES TRK BANK OF ALBU.
 Current Zoning: SU-2 MIXED USE Proposed zoning: N/A
 Zone Atlas page(s): C-19-2 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 1.8198 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No but site is within 5 miles of the city limits. Within 1000FT of a landfill? N/A
 UPC No. 1-019-064-239-090-30218, 1-019-064-253-090-30217 M/R/GCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: CARMEL AVE NE
 Between: WYOMING BLYD NE and HOLLY AVE NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Proj # 1002458

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: _____

SIGNATURE Dan Graney DATE 9.28.06
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>DRB 01475</u>	<u>PRF</u>	<u>5(3)</u>	<u>\$ 215.00</u>
_____	<u>CRB</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>10-18-06</u>			Total \$ _____

KE SES 10/9/06

Project # 1002458

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through Internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL /

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

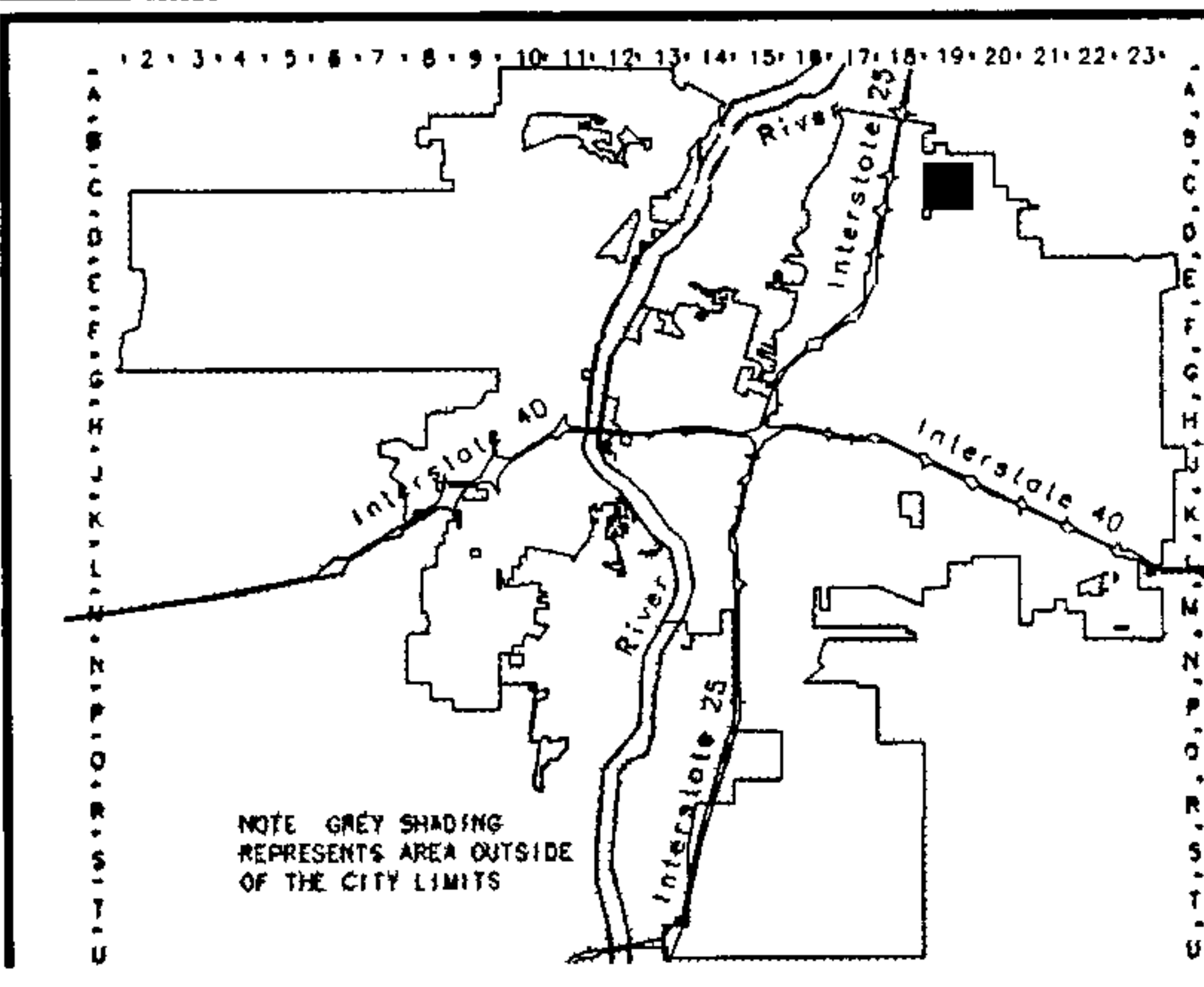
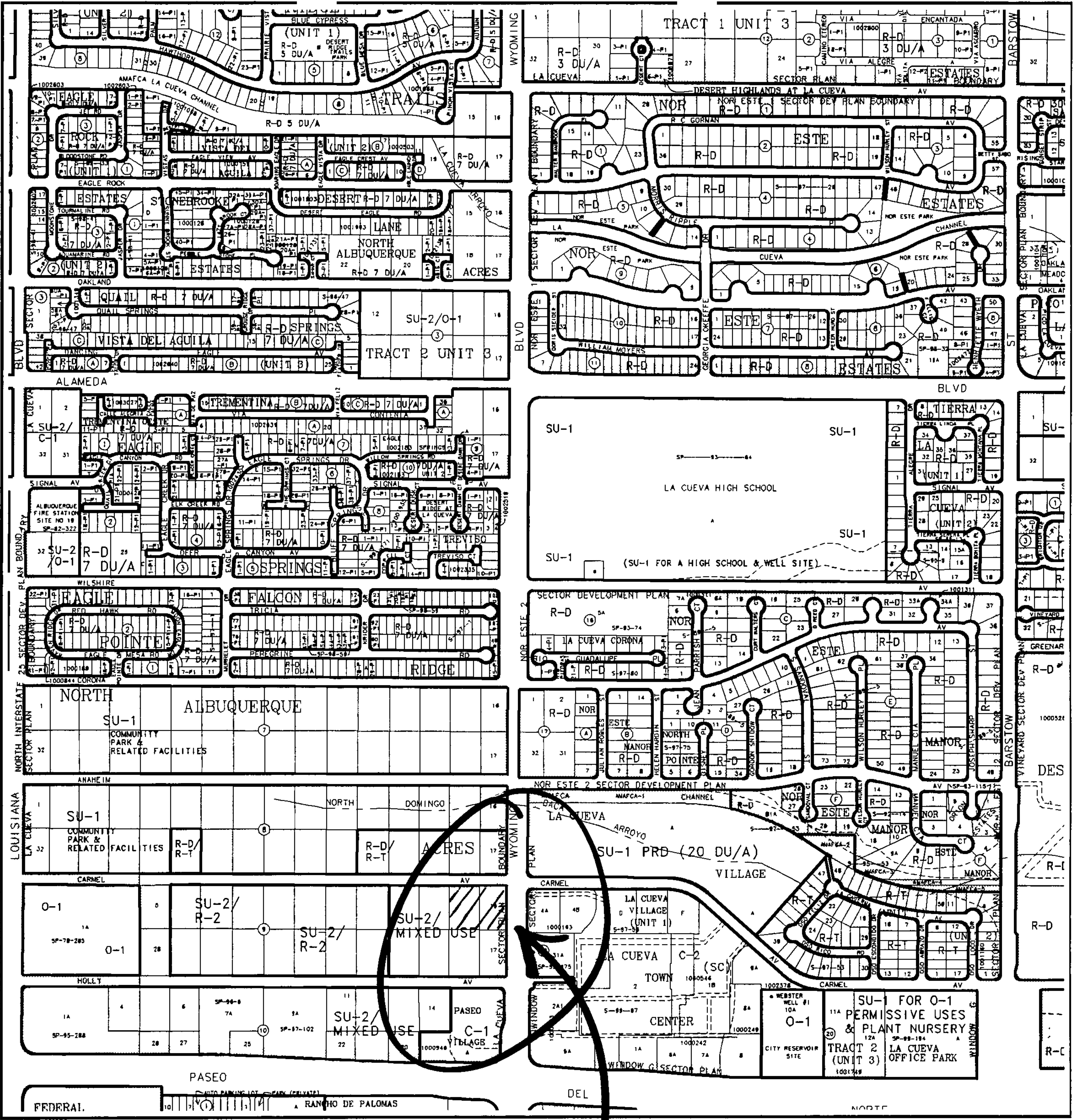
Dan Graney Applicant name (print)
Dan Graney Applicant signature / date
9.28.06



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
DRB - 01475

Form revised 8/04, 1/05 & 10/05
Ju Sus 10/9/06
Planner signature / date
Project # 7002458



Zone Atlas Page

C-19-Z

Map Amended through August 03, 2004

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 28, 2006

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 16-A, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES

Dear Board Members:

The purpose of the above referenced property is to combine Two (2) existing lots into One (1) new lot, grant public access easements and dedicate additional street right-of-way. The owner is proposing to build a bank on the property.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

11
11
11
11
11

PAID RECEIPT

APPLICANT NAME BANK OF OKLAHOMA
AGENT SURVEYS Southwest
ADDRESS _____
PROJECT & APP # 1002458 / 04P123-01475
PROJECT NAME N. ABQ. ACRES

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 215.⁰⁰ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 235.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102
(505) 998-0303

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

9014
DATE 10/03/06
AMOUNT \$ 235.⁰⁰

PAY TO THE ORDER OF CITY OF ALBUQUERQUE
THIRTY-FIVE 00/100

[Signature]

0090 10170007831 0078921323

CHANGE

Class

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME BANK OF OKLAHOMA FINANCIAL
AGENT CLAUDIO VIGIL ARCHITECTS
ADDRESS _____
PROJECT & APP # 1002458 / ~~01023-01173~~
PROJECT NAME N. ALBUO ACRES.

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee *Referral fee*
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

10/9/2006 10:06AM LOC: ANNX
RECEIPT# 00067810 WSH 006 TRANSH 0010
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00

Thank You

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Bank of Oklahoma
AGENT Claudio Vigil
ADDRESS _____
PROJECT & APP # 1002458
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee
\$ 30⁰⁰ 441006/4983000 DRB Actions Referral fee
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 30⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

10/10/2006 9:47AM LOC: ANNX
RECEIPT# 00065565 WSH 008 TRANSH 0011
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt \$30.00
J24 Misc \$30.00
CK \$30.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

for Subdivision Purposes

- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: BANK OF OKLAHOMA FINANCIAL CORP. PHONE: 918-619-1286
 ADDRESS: BTC 3 SOUTH P.O. BOX 2300 FAX: _____
 CITY: TULSA STATE OK ZIP 74192 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): CLAUDIO VIGIL ARCHITECTS PHONE: 842-1113
 ADDRESS: 1801 RIO GRANDE BLVD. NW FAX: 842-1330
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: APPROVAL BY DRB FOR BLDG. PERMIT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOTS 15 & 16, BLOCK 9, N-ABQ. ACRES TRACT 2 Block: 9 Unit: 3
 Subdiv. / Addn. N. ABQ. ACRES TRACT 2 TB1K BANK OF ALBUQ.
 Current Zoning: SU-2 Proposed zoning: -
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 1.613 Density if applicable: dwellings per gross acre: - dwellings per net acre: -
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? UNCLEAR
 UPC No. 101906425309030217 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SW CORNER OF CARMEL & WYOMING
 Between: WYOMING NE and HOLLY NE

CASE HISTORY: Catalina Lehner EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 06 EPC - 00467

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____

SIGNATURE LOUISE HOLLESEN DATE 6/20/06
 (Print) LOUISE HOLLESEN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
 - All fees have been collected
 - All case #s are assigned
 - AGIS copy has been sent
 - Case history #s are listed
 - Site is within 1000ft of a landfill
 - F.H.D.P. density bonus
 - F.H.D.P. fee rebate

Application case numbers
DRB - 00906

 Hearing date 6-28-06

Action	S.F.	Fees
<u>SRP</u>	<u>7(3)</u>	<u>\$ 0</u>
<u>CMS</u>		<u>\$ 20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		<u>\$ 20.00</u>

Ka Sis 6/20/06

Project # 1002458

PLANNER SIGNATURE/DATE

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

\$50
Hydrology
submitted form
"drainage"

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

LOUISE HOLLESEN

Applicant name (print)

Louise Hollesen

Applicant signature / date

6/20/06

Form revised October 2004

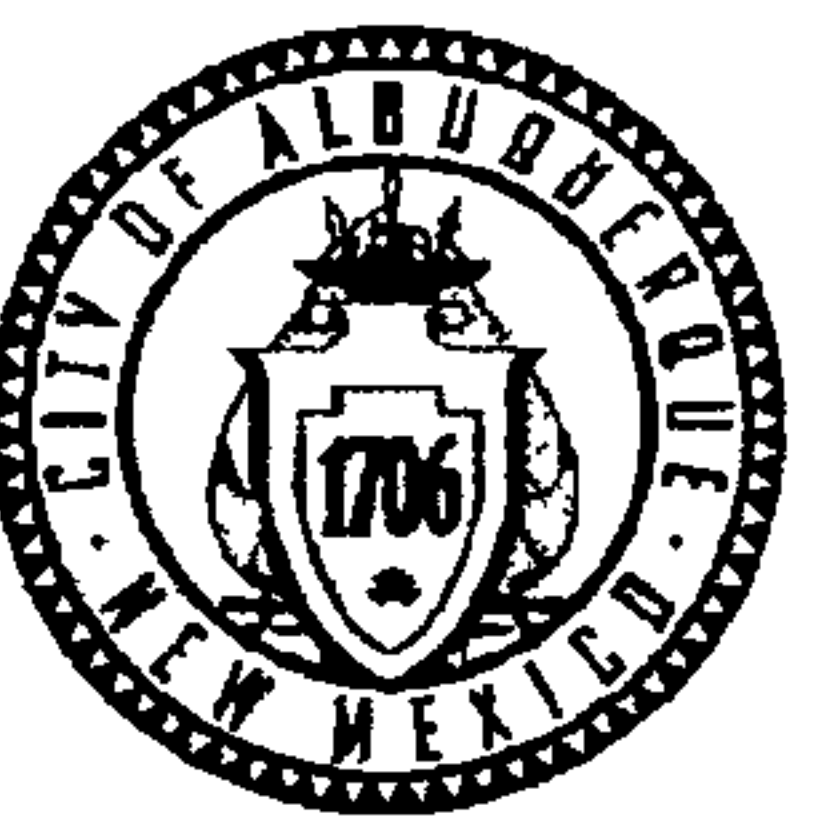
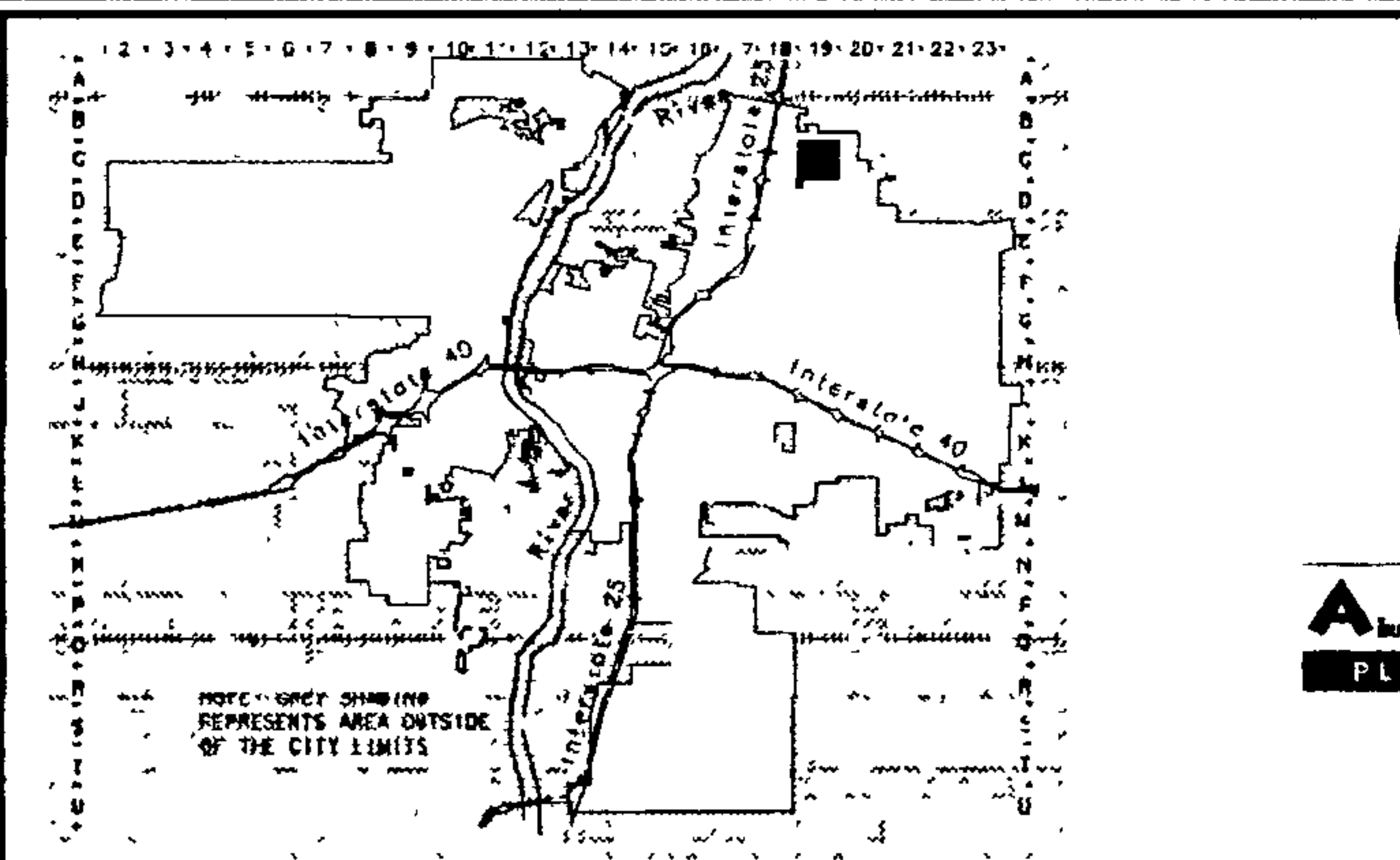
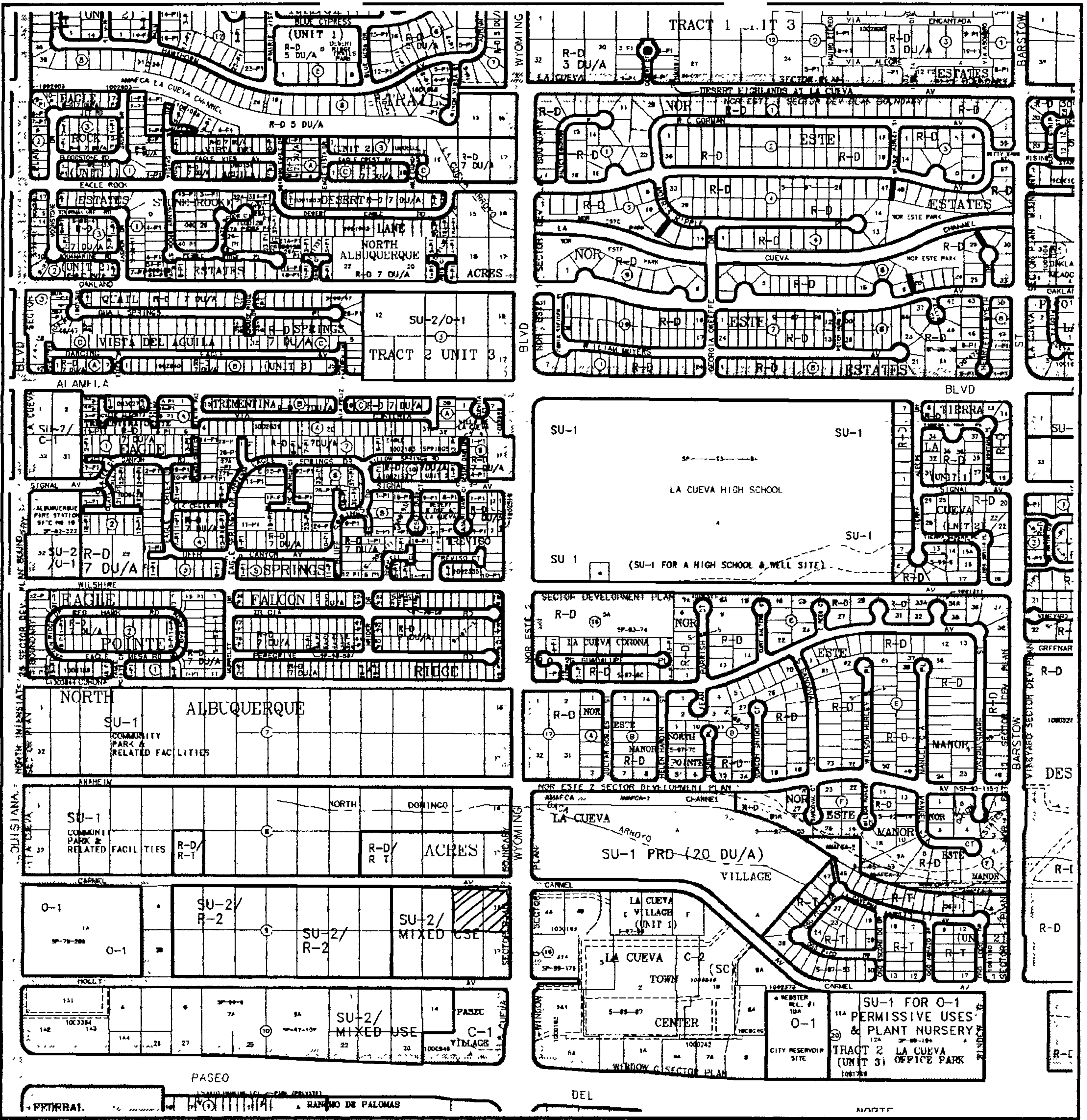


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

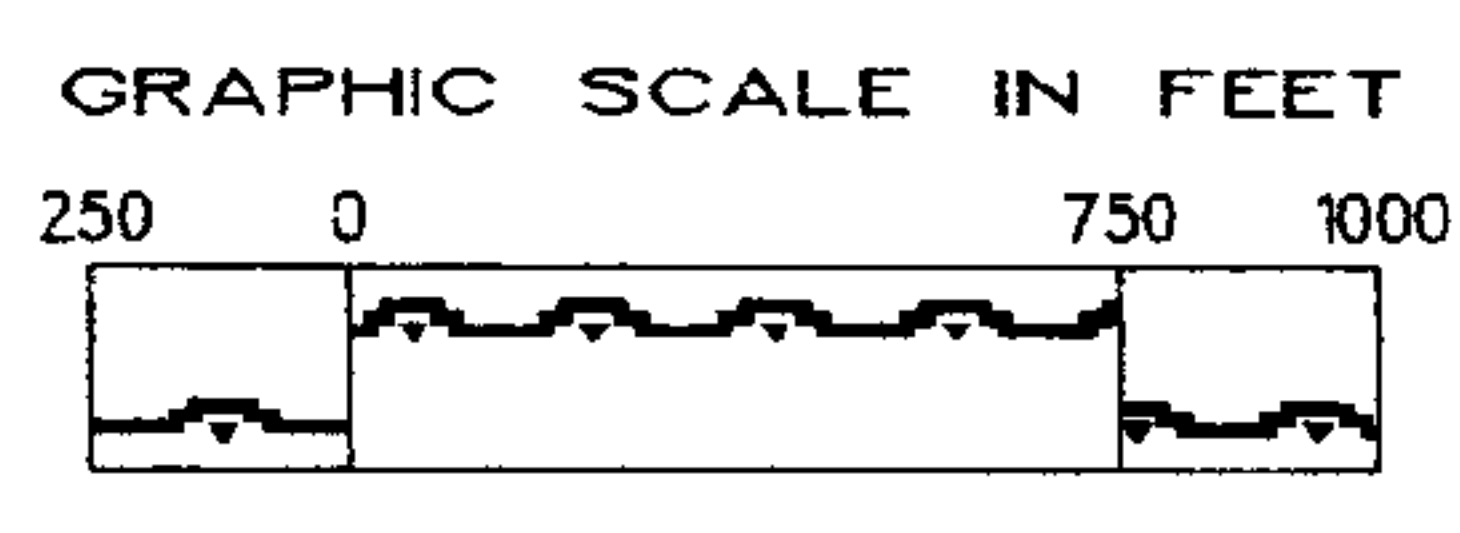
Application case numbers
06073 - 00904

Lu Sis 6/25/04
Planner signature / date

Project # 100 2458



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

C-19-Z

Map Amended through February 01, 2005



June 20, 2006

DRB Chair
City of Albuquerque
Development Review Board
600 2nd Street, N.W.
Albuquerque, NM 87103

**RE: Lots 15 & 16, Tract 2, North Albuquerque Acres
EPC Conditions Compliance Statement
Bank of Albuquerque at Wyoming Boulevard, N.E. and Carmel Avenue, N.E.**

Dear DRB Chair and members of the Development Review Board,

This letter details all of the changes made to the site plan for the above-mentioned project since the Environmental Planning Commission (EPC) hearing on May 18th, including all modifications made to meet the EPC's Conditions of Approval.

EPC Condition No. 1:

The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

EPC Condition No. 2:

Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed.

Subsequent Actions:

1. ***We are submitting this letter in accordance with Condition No. 1.***
2. ***All site modifications occurring after the EPC Hearing on May 18th have been authorized by and reviewed with our assigned EPC plan reviewer, Catalina Lehner.***

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F: 918.585.1967



EPC Condition No. 3:

The following proposed conditions are intended to address the La Cueva Sector Development Plan Design Regulations that the request does not fully meet:

- a. 3R-2: Pedestrian Circulation. Crosswalks of textured, colored concrete shall be provided across the Wyoming entrance and the Carmel entrance.
- b. 13R-9: Signage. The logo on the monument sign shall not exceed 2 feet on all sides.
- c. 14R-2: Lighting. A note shall be added to the site plan to ensure that all outdoor light fixtures will have automatic timers.
- d. 14R-6: Lighting. The lighting detail depicting 20 foot commercial light poles shall be removed.
- e. 15R-1: Loading dock, trash collection and similar facilities. The refuse enclosure shall be constructed as shown on the plans.

Subsequent Actions:

3. ***Crosswalks of textured and colored concrete have been introduced at the driveways at Wyoming Boulevard and Carmel Avenue, as indicated in Detail No. 1, Sheet A101, per Condition No. 3, Item a.***
4. ***The logo signage on the monument sign has been reduced to 2 ft. x 2 ft., as indicated in Detail No. 5, Sheet A401, per Condition No. 3, Item b.***
5. ***Automatic timers will be installed to control all outdoor lighting fixtures, including parking lights, as indicated in Detail No. 1, Sheet A101, per Condition No. 3, Item c.***
6. ***Parking light standards will be used with a maximum height of 16 feet, as indicated in Detail No. 5, Sheet A101, per Condition No. 3, Item d.***
7. ***No action is required to satisfy Condition No. 3, Item e.***

EPC Condition No. 4:

The following proposed condition is intended to address the La Cueva Sector Development Plan Design Regulation that the request does not meet: 3R-3: Pedestrian Circulation, which states that "In parking lots, raised pathways must be provided through parking areas." A designated walkway shall be provided from the western parking spaces across the parking area and toward the building entrance.

Subsequent Actions:

8. ***A designated walkway has been provided from the western parking spaces across the parking area toward the building entrance, as indicated in Detail No. 1, Sheet A101, per Condition No. 4.***

EPC Condition No. 5:

A motorcycle parking space shall be added in a conspicuous and well-lit location.

Subsequent Actions:

9. ***A single motorcycle parking stall has been added to the parking area adjacent to the building, as indicated on Detail No. 1, Sheet A101, per Condition No. 5.***

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EPC Condition No. 6:

The refuse enclosure must comply with all applicable Solid Waste Management Division (SWMD) regulations.

Subsequent Actions:

10. *The refuse enclosure is designed per applicable SWMD regulations, as indicated in Detail No. 2, Sheet A101, per Condition No. 6.*

EPC Condition No. 7:

The following substitutions shall be made to the Landscape Plan:

- a. Ash shall be replaced with Purple Robe Locust.
- b. Flowering Pear shall be replaced with Little Leaf Linden.
- c. Austrian Pine shall be replaced with Afghan Pine.
- d. Buffalo Juniper shall be replaced with Yellow Rockrose.

Subsequent Actions:

11. *All proposed Ash has been replaced with Purple Robe Locust, as indicated on Sheet L101, per Condition No. 8, Item a.*
12. *All proposed Flowering Pear has been replaced with Little Leaf Linden, as indicated on Sheet L101, per Condition No. 8, Item b.*
13. *All proposed Austrian Pine has been replaced with Afghan Pine, as indicated on Sheet L101, per Condition No. 8, Item c.*
14. *All proposed Buffalo Juniper has been replaced with Yellow Rockrose, as indicated on Sheet L101, per Condition No. 8, Item d.*

EPC Condition No. 8:

The subject site shall be re-platted and consolidated into one lot.

Subsequent Actions:

15. *The subject site is in the progress of being re-platted and consolidated into one lot. Surveys Southwest will be submitting the final plat for approval with permanent improvements through the DRC process, as indicated in Detail No. 1, Sheet A101, per Condition No. 9*

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EPC Condition No. 9:

RECOMMENDED CONDITION FROM THE ENVIRONMENTAL HEALTH DEPARTMENT,
ENVIRONMENTAL SERVICES DIVISION:

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former private owned/operated landfill (North Domingo Baca Landfill). The developers of this site are required to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones. A review and approval of the site plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division (ESD).

Subsequent Actions:

16. ***The Developer is following the most current version of the City of Albuquerque Interim Guidelines for Development with City Designated Landfill Buffer Zones, and has taken the following steps, per Condition No. 10.***
17. ***The Developer has retained Terracon Consultants, Inc. to provide a landfill gas survey of the subject site; and the survey is progressing currently.***
18. ***Based upon the results of the survey, the Developer will take the recommended steps necessary to mitigate existing gases or take precautionary measures as advised by the engineer.***
19. ***The Developer will submit the site plan and proposed construction drawings to the Environmental Health Department (EHD) and Environmental Services Division (ESD) for review, approval and certification of construction.***
20. ***The re-plat will be modified accordingly, based on the results of the landfill gas survey, as per the City of Albuquerque Interim Guidelines for Development with City Designated Landfill Buffer Zones.***

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EPC Condition No. 10:

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Proposed Wyoming site drive to be located on property line (i.e. shared access) for the benefit of this development and adjacent property owners (will be only right turn access between Carmel and Holly).
- d. Provide right turn deceleration lane at proposed Wyoming site drive.
- e. Carmel median will need to be modified, per queuing analysis, at site drive or per Traffic Engineer.
- f. Provide cross access to adjacent property owners to the south for the purpose of accessing the traffic signal at Carmel and Wyoming. See recommendations in previously approved Traffic Impact Studies for other proposed developments.
- g. Provide one lane only for exiting traffic from bank drive-thru windows to 30' drive aisle.
- h. Site plan shall comply and be designed per DPM Standards.
- i. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Wyoming Boulevard a principal arterial as designated on the Long Range Roadway System map.

Subsequent Actions:

21. **Condition No. 11, Item a. will be met by default.**
22. **The Developer has retained D. Mark Goodwin & Associates to design permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision and submit them through the DRC process. These improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for, a right turn deceleration lane at Wyoming Boulevard, and a median cut at Carmel Avenue. All public infrastructures constructed within public right-of-way or public easements shall be to City Standards, and when applicable as per queuing analysis, at site drive or per Traffic Engineer, as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Items b, d and e.**
23. **The Developer has located the proposed access driveway at Wyoming Boulevard adjacent to the property line to enable shared access to Wyoming Boulevard for the benefit of this development and adjacent property owners, as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Item c.**
24. **The Developer will provide cross access to adjacent property owners to the south for the purpose of accessing the traffic signal at Carmel and Wyoming, as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Item f.**
25. **The site plan has been modified so that one lane only is provided for exiting traffic from the bank drive-thru window to the 30' drive aisle, as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Item g.**

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26. *The site plan has been revised to comply with DPM Standards, per Condition No. 11, Item h.*
27. *A minimum 78 feet of right-of-way from the centerline of Wyoming Boulevard has been dedicated as indicated in Detail No. 1, Sheet A101, per Condition No. 11, Item i.*

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Thank you for your consideration. Please feel free to contact us in our Oklahoma City office if any additional information is required.

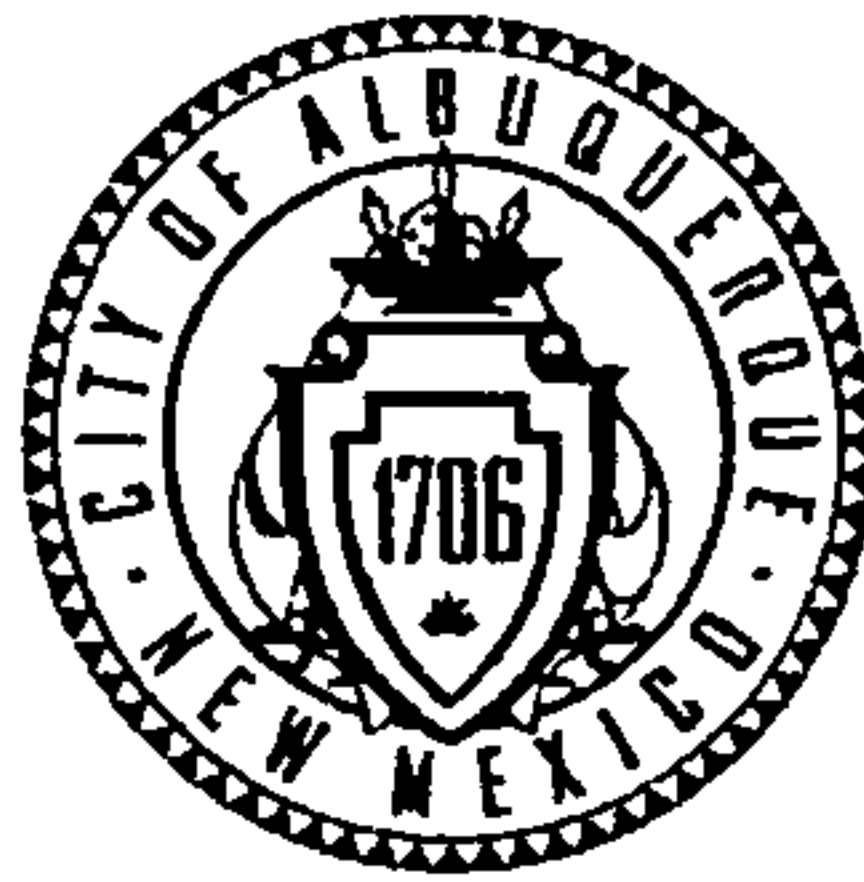
Respectfully,

Jason Ridings
Project Manager, Agent

JR/jjr

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City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 19, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # Project # 1002458***
06EPC-00467 EPC Site Development Plan-
Building Permit

Bank of Oklahoma Financial Corp.
Btc 3 South, P.O. Box 2300
Tulsa OK, 74192

LEGAL DESCRIPTION: for all or a portion of
Lots 15 and 16, Tract 2, **North Albuquerque Acres**,
zoned SU-2 Mixed Use, located on WYOMING
BLVD. NE, between CARMEL AVE. NE and
HOLLY AVE.. NE, containing approximately 2
acres. (C-19) Catalina Lehner, Staff Planner

On May 18, 2006 the Environmental Planning Commission voted to approve Project 1002458/ 06EPC 00467, a Site Development Plan for Building Permit for Lots 15 and 16, Tract 2, North Albuquerque Acres, zoned SU-2/Mixed Use, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for building permit for Lots 15 and 16, Tract 2, North Albuquerque Acres, an approximately 1.6 acre site located on the southwest corner of the Carmel Avenue NE/Wyoming Boulevard intersection, about 900 feet north of Paseo Del Norte Boulevard.
2. The applicant proposes to construct a 3,500 square foot bank branch building with three drive-up service lanes and one ATM lane.
3. The subject site lies within the boundaries of the La Cueva Sector Development Plan.
4. The request *further*s the intent of the following Comprehensive Plan policies and one goal:
 - a. Policy II.B.5e-programmed facilities/neighborhood integrity. The use of existing facilities and services is not likely to compromise neighborhood integrity.
 - b. Policy II.B.5j-location of new commercial development. The subject site is located in the La Cueva Community Activity Center, which can be considered a larger area shopping center.
 - c. Policy II.B.5i-Employment/service use location. It is unlikely that noise and traffic will adversely affect nearby residential uses due to large amounts of buffering.
 - d. Policy II.B.5d-neighborhood values/natural environmental conditions. The proposed use is moderately intense, and the building's design is appropriate for its Activity Center location.

- e. Goal 7-Activity Centers. The request will contribute to strengthening concentrations of mixed-land use and economic activities within a designated Activity Center.
5. The request *partially furthers* and *mostly furthers* the intent of the following Comprehensive Plan policies, respectively:
 - a. Policy II.B.5a-full range of urban land uses. The proposed bank branch would not increase land use variety in the immediate area, but would add another financial option.
 - b. Policy II.B.5l-design quality/innovation. The proposed building differs somewhat from nearby commercial buildings and would provide some variety, but the design is not particularly innovative.
6. The request furthers the intent of the Comprehensive Plan's Centers and Corridors component. Located in a Community Activity Center, the bank branch will strengthen concentrations of appropriate land uses in Plan designated locations.
7. Regarding the Guiding Land Use Principles in the La Cueva Sector Development Plan (LCSDP), the request:
 - a. *Furthers* Principles 2 and 9 because the Plan area is intended to be urban with a variety of businesses and the proposed design is appropriate.
 - b. *Furthers* Principle 7 because the area north of the Wyoming Boulevard/Paseo del Norte Intersection is suitable for development as a Community Activity Center.
 - c. *Partially furthers* Principle 5. This urban use will be located close to Paseo del Norte, but cannot be accessed from it.
8. The proposed site plan *meets* the intent of the following LCSDP design regulations:
 - a. 3R-1, 3R-4 & 3R-6: Pedestrian Circulation
 - b. 4R-1, 4R-2 and 4G-1: Non-Residential Building Orientation
 - c. 5R-2 & 5R-7: Architectural Character, Non-Residential Buildings
 - d. 8R-3: Open Space and Common Areas
 - e. 9R-1, 9R-2 and 9R-4: Building Materials and Colors
 - f. 13R-1, 13R-2 & 13R-4 & 13R-8: Signage
9. The proposed site plan generally meets the intent of the LCSDP design regulations, but *does not fully comply* with the following:
 - a. 3R-2: Pedestrian Circulation
 - b. 12R-2: Off-Street Parking
 - c. 13R-9: Signage
 - d. 14R-2 & 14R-6: Lighting
 - e. 15R-1: Loading dock, trash collection and similar facilities.
10. The proposed site plan *does not comply* with the following LCSDP design regulation: 3R-3: Pedestrian Circulation.

11. A full Traffic Impact Study (TIS) was not required.
12. The submittal will comply with applicable policies and regulations with the modifications outlined in the recommended conditions of approval.
13. There is no known opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed.
3. The following proposed conditions are intended to address the La Cueva Sector Development Plan Design Regulations that the request *does not fully meet*:
 - a. 3R-2: Pedestrian Circulation. Crosswalks of textured, colored concrete shall be provided across the Wyoming entrance and the Carmel entrance.
 - b. 13R-9: Signage. The logo on the monument sign shall not exceed 2 feet on all sides.
 - c. 14R-2: Lighting. A note shall be added to the site plan to ensure that all outdoor light fixtures will have automatic timers.
 - d. 14R-6: Lighting. The lighting detail depicting 20 foot commercial light poles shall be removed.
 - e. 15R-1: Loading dock, trash collection and similar facilities. The refuse enclosure shall be constructed as shown on the plans.
4. The following proposed condition is intended to address the La Cueva Sector Development Plan Design Regulation that the request *does not meet*: 3R-3: Pedestrian Circulation, which states that "In parking lots, raised pathways must be provided through parking areas." A designated walkway shall be provided from the western parking spaces across the parking area and toward the building entrance.
5. A motorcycle parking space shall be added in a conspicuous and well-lit location.
6. The refuse enclosure must comply with all applicable Solid Waste Management Division (SWMD) regulations.

7. The following substitutions shall be made to the Landscape Plan:
 - a. Ash shall be replaced with Purple Robe Locust.
 - b. Flowering Pear shall be replaced with Littleleaf Lindon.
 - c. Austrian Pine shall be replaced with Afghan Pine.
 - d. Buffalo Juniper shall be replaced with Yellow Rockrose.

8. The subject site shall be replatted and consolidated into one lot.

9. RECOMMENDED CONDITION FROM THE ENVIRONMENTAL HEALTH DEPARTMENT, ENVIRONMENTAL SERVICES DIVISION:

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former private owned/operated landfill (North Domingo Baca Landfill). The developers of this site are required to follow the most current version of the *City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones*. A review and approval of the site plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division (ESD).

10. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Proposed Wyoming site drive to be located on property line (i.e. shared access) for the benefit of this development and adjacent property owners (will be only right turn access between Carmel and Holly unless otherwise approved by the Traffic Engineer).
 - d. Provide right turn deceleration lane at proposed Wyoming site drive.
 - e. Carmel median will need to be modified, per queuing analysis, at site drive or per Traffic Engineer.
 - f. Provide cross access to adjacent property owners to the south for the purpose of accessing the traffic signal at Carmel and Wyoming. See recommendations in previously approved Traffic Impact Studies for other proposed developments.
 - g. Provide one lane only for exiting traffic from bank drive-thru windows to 30' drive aisle.
 - h. Site plan shall comply and be designed per DPM Standards.
 - i. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Wyoming Boulevard a principal arterial as designated on the Long Range Roadway System map.

OFFICIAL NOTICE OF DECISION
MAY 18, 2006
PROJECT #1002458
PAGE 5 OF 5

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 2, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.


Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



 Richard Dineen
Planning Director

RD/CL/ac

cc: Claudio Vigil Architects, 1801 Rio Grande Blvd. NW, Albuquerque, NM 87104
Judie Pellegrino, North Domingo Baca NA, 8515 Murrelet NE, Albuquerque, NM 87113
Jeff Peterson, North Domingo Baca NA, 7205 Peregrine Rd. NE, Albuquerque, NM 87113
Leilani McGranahan, Nor Este NA, 7600 Rio Guadalupe NE, Albuquerque, NM 87122
Joe Yardumian, Nor Este NA, 7801 RC Gorman Ave. NE, Albuquerque, NM 87122

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER C-19

REFERRAL # _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT LOT 15 AND 16 TRACT 2,
UNIT 3 NORTH ALB ACRES

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTANTANEOUS FLOW REQUIRED 252 GPM

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION II

PERTINENT DATE FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

DATE: 6-18-06

FIRE DEPARTMENT INSPECTOR: MANTELLI

RECEIVED BY: Lawrence Holczer TELEPHONE: 912-1115

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL

YELLOW - FILE

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME BANK OF OKLAHOMA
AGENT CLAUDIO VIGIL ARCHITECTS
ADDRESS _____
PROJECT & APP # 100 2458 / 06DRB-00906
PROJECT NAME BANK OF ALBUQ.

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

2022

BECK ASSOCIATES ARCHITECTS, PLLC
120 N. ROBINSON, STE. 2800
OKLAHOMA CITY, OK 73102-7400
(405) 232-7007

THE F&M BANK & TRUST COMPANY
TULSA, OKLAHOMA 74159-0500
86-1266-1039

DATE: 06/01/2006
CHECK NO. _____
CHECK AMOUNT: \$20.00

PAY TO THE ORDER OF: THE SUM OF TWENTY DOLLARS 00/100 ONLY
City of Albuquerque

TO THE ORDER OF

080156/12-03

⑈020226⑈ ⑆103912668⑆ 03575⑈